

07-0-1910

AN ORDINANCE

BY: COUNCILMEMBER CARLA SMITH



Z-07-98

**AN ORDINANCE TO REZONE THE PROPERTIES LOCATED AT 760 CONFEDERATE AVENUE, ALSO KNOWN AS 766 CONFEDERATE AVENUE, AND 750 CONFEDERATE AVENUE FROM THE R-5 (TWO FAMILY RESIDENTIAL DISTRICT) DISTRICT TO THE C-1-C (COMMUNITY BUSINESS DISTRICT CONDITIONAL); TO MODIFY THE OFFICIAL ZONING MAPS; AND FOR OTHER PURPOSES.**

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, as follows:**

**SECTION 1:** That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following properties located at 760 Confederate Avenue, also known as 766 confederate Avenue, and 750 Confederate Avenue, be changed from the R-5 (Two Family Residential) District to the C-1-C, (Community Business Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in District 14, Land Lot 22, Fulton County, Georgia being more particularly described by the attached legal description and/or map.

**SECTION 2:** If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

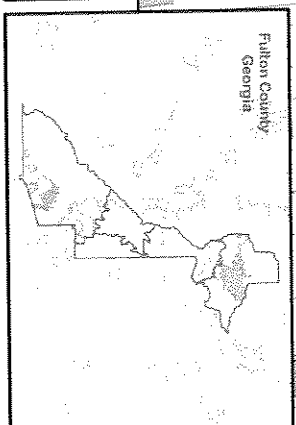
**SECTION 3:** That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

**SECTION 4:** That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



Prepared by: Fulton County Department of  
Environment and Community Development  
Support Services Division  
Geographic Information System

Fulton County provides the data within this page for your personal use "as is".  
The data is not guaranteed to be accurate, correct, or complete.



## EXHIBIT "B"

### CONDITIONS

The Following uses will not be allowed on the properties:

- (1) Banks, savings and loan associations, and similar financial institutions.
- (3) Business or commercial schools.
- (4) Child care centers, kindergartens and special schools.
- (6) Clubs and lodges.
- (7) Commercial greenhouses.
- (8) Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings. Pool halls, billiard parlors, amusement arcades and game rooms are allowed only by special use permits.
- (13) Hospitals.
- (15) Institutions of higher learning, including colleges and universities.
- (16) Laundry and dry cleaning, collection stations or plants;
- (17) Multifamily dwellings, two-family dwellings and single-family dwellings.
- (18) Museums, galleries, auditoriums, libraries and similar cultural facilities.
- (20) Offices, clinics (including veterinary if animals are kept within soundproof buildings), laboratories, studios, and similar uses;
- (21) Parking structures and lots, other than park-for-hire facilities.
- (22) Professional or personal service establishments including hiring halls.
- (23) Repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles.
- (24) Retail establishments, including catering establishments, delicatessens and bakeries.
- (25) Sales and leasing agencies for new passenger automobiles, bicycles, mopeds, and commercial vehicles selling, servicing and repairing new vehicles and dealing in the disposal, servicing or repairing of used vehicles.
- (26) Security storage centers
- (27) Service stations and car washes.
- (29) Tailoring, custom dressmaking, millinery and similar establishments